

Assurance Statement

Gas



Issue

- Gas within Lafford properties and grounds. Gas is likely to be used in most of Lafford properties for heating and hot water. Natural gases are piped into the property and burnt to produce heat.
- Landlords are responsible for ensuring the safety of their tenants in relation to gas safety. By Law, landlords must
- Repair and maintain gas pipework, flues and appliances in safe condition.
- Ensure an annual gas safety check on each appliance and flue.
- Keep a record of each safety check.
- A guide to landlords' duties Gas Safety can be found here <https://www.hse.gov.uk/Gas Safety>
- A guide to the safe installation and use of gas systems and appliances can be found here: <https://www.hse.gov.uk/safe installation>

How this could affect Tenants

- When gas does not burn properly, or used in an area without adequate ventilation, it produces excess carbon monoxide. If inhaled, this can cause carbon monoxide poisoning which can be fatal.
- Gas leaks can occur due to poor maintenance which increases a risk of explosion.

Assurance for Lafford Tenants

- Annual gas safety checks will be carried out by our [Gas Safe Registered](#) contractors.
- Gas safety checks are logged on a central database with due dates recorded. This information is presented to the Board of Directors on a quarterly basis.
- Lafford Contractors provide us with a Landlord Safety Certificate and a copy is sent at the property within 28 days of the check.
- If tenants are unsure, they are able to contact Lafford Homes to express their concerns.
- Lafford Homes Complaints policy is available on the website if tenants feel that procedures are not being followed.

How to Contact Lafford Homes

- Email: enquiries@laffordhomes.co.uk
- Telephone: 01529 308313

Version: 1	Date Approved: April 2024	Title: Gas Assurance Statement
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